

FOX, ROTHSCHILD, O'BRIEN & FRANKEL, LLP
BY: HERBERT BASS AND EDWARD J. HAYES, ESQUIRE
IDENTIFICATION NO. 02632 AND 30243
2000 MARKET STREET, TENTH FLOOR
PHILADELPHIA, PA 19103-3291
(215) 299-2000

ATTORNEYS FOR PLAINTIFF

PENNSYLVANIA LAND TITLE ASSOCIATION :	COURT OF COMMON PLEAS
:	OF PHILADELPHIA COUNTY
:	:
v. :	JANUARY TERM, 1997
:	:
CITY OF PHILADELPHIA, et al. :	No. 3127

ORDER OF MANDAMUS

AND NOW, this 25th day of November, 1997, after hearing in this matter, and Plaintiff having established by a preponderance of the evidence that:

- a. Plaintiff has standing to bring this action;
- b. the Defendants are knowingly violating their clear duties under the laws of the Commonwealth of Pennsylvania relating to the recording and indexing of documents;
- c. the Plaintiff's members have suffered actual monetary losses and are exposed to the risk of substantial loss as a result of the Defendants' failure to comply with the laws relating to the recording and indexing of documents; and
- d. there is no appropriate or adequate remedy other than relief in mandamus; it is hereby

ORDERED AND DECREED as follows:

1. The Defendants shall immediately take all action as is necessary, including but not limited to, the hiring of personnel and the expenditure of monies necessary to pay salaries and overtime, to eliminate the recording backlog and the indexing backlog (the "backlogs"), which backlogs shall be fully eliminated in no less than 6 months from the date hereof.

2. The Department shall not record and/or index any new documents presented to the Department prior to any documents that were previously presented to the Department for recording and indexing. The Defendants shall take such action as is necessary to insure that any new document presented to the Department shall be recorded and indexed in the order in which they are presented to the Department.

3. Once the backlogs are eliminated, the Defendants shall take all action necessary to avoid the creation of any new backlog in the recording and/or indexing of documents.

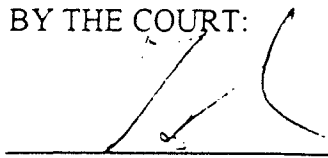
4. The Defendants are directed to fully comply with all statutes of the Commonwealth of Pennsylvania relating to the recording and indexing of documents.

5. This Court shall retain jurisdiction of this matter to enforce compliance with the terms of this

Order.

6. Defendant shall report to the Court a plan of compliance no later than December 23, 1997.

BY THE COURT:


C. H. E. J.